

January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Waiver to Reduce
Interior Street Widths

Dear Sir or Madam:

This letter is provided to justify reducing the standard private street widths for this project. In accordance with Clark County Uniform Standard Drawings (See attached CCUSD Drawing No. 210), the minimum street width for private streets is 40ft from back of curb to back of curb. The developer seeks to further reduce the width to 24ft wide for the site's three proposed private drives. Attached are exhibits showing the standard private street section, the proposed private drive section, and the proposed Site Plan. The Site Plan incorporates a development of 56 single-family three-story Townhomes on the vacant site located in the northwest corner of Mojave Road and Stewart Avenue.

According to the City of Las Vegas General Plan, the site is currently planed P-F (Public Facility), but the City of Las Vegas has selected the Developer's product of Urban Lofts for the site. Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development for the currently undeveloped parcel. This will be the fourth such project for Urban Lofts Townhomes within the City of Las Vegas downtown area. The developer, which is based out of Houston, Texas, has introduce a new project that has been recognized by the City of Las Vegas as a suitable fit for the redevelopment of the downtown. As an indication of the acceptance of this product by the community, one only needs to look at the sold signs on the current project under construction on Carson Avenue and Maryland Parkway. In addition, the developer has a waiting list for the additional lots on Fremont Street.

The proposed site design will include three modified one-way 24ft wide drives. The entrance into the site will be from North 30th Street at the northwest corner, and exit back onto North 30th Street at the southwest corner (See Site Plan). The proposed street widths will be posted with "No Parking signs on either side of the drives. The entrance and exits points of the site will be controlled by sliding gates. The standard street width is designed for two lanes, which is not necessary for this project. The proposed one-way, 24ft wide drives are ideal for this project.

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WVR-20191 VAR-20190
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February 26, 2007

Because the proposed development design requires the reduced drive width, the developer wishes at this time to submit the Waiver of Private Street Widths for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Haun", with a long horizontal flourish extending to the right.

Joe Alvin Haun, PE, MSE
HAUNTEC

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